

MINUTES OF AN ADJOURNED REGULAR MEETING
OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA

January 22, 2002

6:00 p.m.

An Adjourned Meeting of the Redevelopment Agency of the City of Chula Vista was called to order at 7:45 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Agencymembers: Davis, Padilla, Rindone, Salas and Chair Horton

ABSENT: Agencymembers: None

ALSO PRESENT: Executive Director Rowlands, Agency Attorney Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

1. AGENCY RESOLUTION NO. 1766, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA WAIVING THE FORMAL CONSULTANT SELECTION PROCESS AND AMENDING THE CONSTRUCTION DOCUMENT AGREEMENT WITH ESTRADA LAND PLANNING, INC. TO PERFORM CONSTRUCTION ADMINISTRATION SERVICES FOR IMPLEMENTATION OF THE "H" STREET ENTRYWAY BEAUTIFICATION PROJECT

The "H" Street segment between Interstate 5 and Broadway is one of three City entry corridors included in the entryway beautification project intended to provide enticing entryways to the City's downtown and waterfront areas. The "H" Street beautification elements, including reconstructed sidewalks, pedestrian-scale lighting, entry monuments, street trees, and shrubs, will be constructed parallel to the scheduled "H" Street roadway reconstruction project. Estrada Land Planning, Inc. is under contract with the City to prepare the construction documents for implementation of the "H" Street entryway beautification project. The documents include project construction plans and specifications and, excluding minor revisions, are generally complete. The project is scheduled to be advertised for construction bids in January 2002. Construction is anticipated to commence in April 2002. Construction administration includes those services designated to maximize conformity with the construction documents and ensure satisfactory project completion. Estrada, as the landscape architect responsible for preparation of the construction documents, is qualified to perform the construction administration. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

ACTION: Chair Horton moved to approve staff's recommendation and offered Consent Calendar Item #1, heading read, text waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

2. AGENCY RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH PACIFICA COMPANIES FOR THE DISPOSITION AND DEVELOPMENT OF AGENCY-OWNED PROPERTY IN THE MIDBAYFRONT SUBAREA OF THE BAYFRONT REDEVELOPMENT PROJECT AREA

In 2001, Pacifica Companies notified the City of Chula Vista that it has signed an option agreement with Chula Vista Capital, the primary property owner of the mid-bayfront property, for the purchase and development of the approximately 97-acre site. Pacifica also indicated to the City its desire to include in its development proposal additional lands, some of which are owned by the Redevelopment Agency. Pacifica Companies created a design team consisting of architectural, engineering, and environmental consultants, among others, to develop a concept master plan for the approximately 126-acre project site. The project proposes 5.8 million square feet of high quality, mixed use building area comprised primarily of residential units, some limited commercial, up to three hotels, restaurants, recreation areas, and a community center. Pacifica Companies is a group of diversified real estate companies with an extensive real estate portfolio including hotels, office and industrial buildings, retail shopping centers, and residential communities located throughout the United States. North C.V. Waterfront L.P., a limited partnership formed by principals of Pacifica Companies for development of the mid-bayfront property, has requested an exclusive negotiating agreement with the Redevelopment Agency for two years, with an optional six-month extension, to prepare plans, pursue entitlements, secure financing, and negotiate a disposition and development agreement for the project. (Community Development Director)

ACTION: Chair Horton moved to continue this item indefinitely at the request of staff. Agencymember Davis seconded the motion, and it carried 5-0.

OTHER BUSINESS

3. DIRECTOR'S REPORTS

There were none.

4. CHAIR/MAYOR REPORTS

There were none.

5. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

6. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A)
Agency vs. Rados Bros. [Case No. GIC734557-1]

No action was taken.

ADJOURNMENT

At 8:15 p.m., Chair Horton adjourned the meeting to the Regular Meeting of the Redevelopment Agency on February 5, 2002, at 4:00 p.m., immediately following the City Council meeting in the City Council Chambers.

Susan Bigelow, CMC/AAE, City Clerk